

# ALL IN

real estates



## House in Nueva Andalucía

Bedrooms **2** Bathrooms **3** Built **285m2** Plot **400m2**  
**R5330269** **House** **Nueva Andalucía** **3.450.000€**

Rental Conditions - Monthly rent: €15.000 - Security deposit: 2 months' rent - Upfront payment required - Rental term: Monthly rental available for up to 11 months/ season rental

Contemporary Villa in the Heart of Nueva Andalucía This newly built contemporary villa is a striking example of modern concrete architecture, offering refined luxury and effortless open-plan living. Ideally positioned in the heart of Nueva Andalucía, the property enjoys an unbeatable location just one minute from the world-renowned Puerto Banús and within walking distance of upscale boutiques, fine dining, and all essential amenities. Marbella town centre and San Pedro are only a short drive away, ensuring both convenience and exclusivity. Elegant Interior Living Distributed across three impeccably designed levels, the villa offers 2 spacious bedrooms and three luxurious bathrooms, with the possibility to create an additional bedroom or independent guest studio. The 287 m<sup>2</sup> of refined interior space is bathed in natural light, thanks to expansive floor-to-ceiling windows that blur the lines between indoor and outdoor living. The ground floor features a sophisticated open-plan living and dining area that flows seamlessly onto generous terraces, creating the perfect setting for entertaining or relaxed family living. The state-of-the-art kitchen is fully equipped with premium appliances and integrates beautifully into the living space, offering both functionality and contemporary elegance. The upper levels host the serene bedroom suites, each with its own en-suite bathroom. The master suite is a true sanctuary, boasting a luxurious bathroom

with a freestanding bathtub, walk-in rain shower, and an expansive walk-in wardrobe. Throughout the villa, underfloor heating and integrated air conditioning ensure year-round comfort in every room. Refined Outdoor Spaces The outdoor areas are designed to elevate the Mediterranean lifestyle. A sun-drenched 100 m<sup>2</sup> south-facing terrace offers multiple lounge and dining areas, ideal for both relaxation and entertaining. The heated swimming pool, complemented by a stylish outdoor kitchen and BBQ area, is surrounded by elegant chill-out zones that invite you to enjoy long days and evenings outdoors. Set on a 400 m<sup>2</sup> landscaped plot, the villa offers maximum privacy with low-maintenance gardens, perfectly balancing luxury and practicality. Parking & Convenience Private garage for up to 4 vehicles Additional carport with space for 2 cars This exceptional villa represents a rare opportunity to own a contemporary luxury residence in one of Marbella's most sought-after locations, combining architectural elegance, premium finishes, and an unrivalled lifestyle.

Access for people with reduced mobility	Access for people with reduced mobility	Bar
Barbeque	Basement	Covered Terrace
Day Care	Domotics	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Games Room	Guest Apartment	Guest House
Gym	Jacuzzi	Lift
Near Church	Near Mosque	Near Transport
Private Terrace	Restaurant On Site	Sauna
Solarium	Staff Accommodation	Storage Room
Utility Room	WiFi	